

108.0

0001

0013.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

630,200 / 630,200

630,200 / 630,200

630,200 / 630,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
346		WASHINGTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SMITH DEREK	
Owner 2: VASSAR-SMITH HOLLY	
Owner 3:	

Street 1: 346 WASHINGTON ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: O TOOLE JOHN M JR & -
Owner 2: O TOOLE SACKS CHERYL J -

Street 1: 346 WASHINGTON ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 6,635 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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101	One Family		6635	Sq. Ft.	Site		0	70.	0.895			Easemen	-5							411,670						411,700	
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IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								68811
								GIS Ref
								GIS Ref
								Insp Date
								10/12/16
								108.0-0001-0013.A
								!8460!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,500	0	6,635.	411,700	630,200	630,200	Year End Roll	12/18/2019
2019	101	FV	195,500	0	6,635.	417,500	613,000	613,000	Year End Roll	1/3/2019
2018	101	FV	195,500	0	6,635.	311,700	507,200	507,200	Year End Roll	12/20/2017
2017	101	FV	195,500	0	6,635.	282,300	477,800	477,800	Year End Roll	1/3/2017
2016	101	FV	195,500	0	6,635.	270,500	466,000	466,000	Year End	1/4/2016
2015	101	FV	194,600	0	6,635.	229,400	424,000	424,000	Year End Roll	12/11/2014
2014	101	FV	194,600	0	6,635.	217,600	412,200	412,200	Year End Roll	12/16/2013
2013	101	FV	194,600	0	6,635.	207,000	401,600	401,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O TOOLE JOHN M	68737-152		1/10/2017		585,000	No	No		
MARTINIAN KENNE	44568-336		1/31/2005		477,750	No	No		
CROKE WILLIAM E	33548-360		8/29/2001		349,900	No	No		
CROKE WILLIAM E	30210-4		5/29/1999	Family		No	No		
	12046-36		7/30/1971		31,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/27/1996	80		8,500	C				NEW DECK & DOOR	2/12/2018	SQ Returned	EMK	Ellen K
									10/12/2016	Measured	DGM	D Mann
									4/6/2009	Measured	197	PATRIOT
									6/15/2005	MLS	HC	Helen Chinal
									10/26/2001	MLS	MM	Mary M
									10/26/1999	Meas/Inspect	256	PATRIOT
									9/11/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA / / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	19 - Ranch			Full Bath:	2	Rating:	Good	OF=BMT SINK.											
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:		%		OthrFix:	1	Rating:	Average												
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	GREY			A Kits:		Rating:													
View / Desir:				Fpl:	2	Rating:	Good												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1960	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	6	3							
Sec Int Wall:		%		Economic:				Additions:											
Partition:	T - Typical			Special:				Kitchen:											
Prim Floors:	4 - Carpet			Override:				Baths:											
Sec Floors:		%		Total:	26.4	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	95.00			Heating:											
Bsmnt Gar:	1			Size Adj.:	1.35000002			General:											
Electric:	3 - Typical			Const Adj.:	0.99000001			COMPARABLE SALES				SUB AREA							
Insulation:	2 - Typical			Adj \$ / SQ:	126.968			Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext:	S			Other Features:	108540														
Heat Fuel:	2 - Gas			Grade Factor:	1.00														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:	100	LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	NO	Adj Total:	296819														
% Com Wall:		% Sprinkled:		Depreciation:	78360														
				Depreciated Total:	218459														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 108.0-0001-0013.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	18X8		A	AV	1995		0.00	T	19.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:							

RESIDENTIAL GRID SKETCH

IMAGE

AssessPro Patriot Properties, Inc